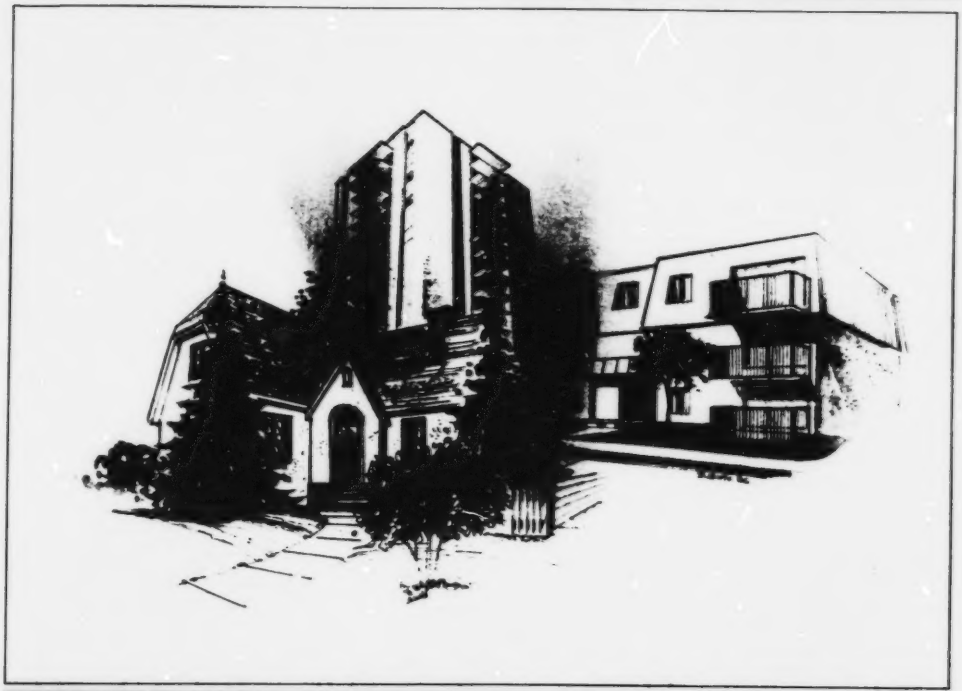
STATUS of RESIDENTIAL LAND



The City of Edmonton PLANNING AND BUILDING

December 1986

TABLE OF CONTENTS

PAGE

List of Figures iii

List of Maps iii

List of Tables iv

Executive Summary v

CHAPTER 1. SCOPE OF THE REPORT 1

1.1 Purpose 1
1.2 Report Organization 1
1.3 Note on Inventory 1

CHAPTER 2. DATA, SOURCES AND DEFINITIONS 3

2.1 Data and Data Sources 3
2.2 Definitions 3

CHAPTER 3. POPULATION AND HOUSEHOLDS 5

3.1 Population Changes 5
3.2 Household Development 6

CHAPTER 4. RESIDENTIAL DEVELOPMENT IN THE CITY OF EDMONTON 7

4.1 Housing Stock 7
4.2 Mix of New Development 8
4.3 Housing Starts and Completions 9

PAGE

CHAPTER 5. RESIDENTIAL DEVELOPMENT IN AREA STRUCTURE PLAN (ASP) AREAS 10

5.1 Supply of Unsubdivided (Raw) Land in Area Structure Plan Areas 10
5.2 Residential Subdivision Plan Registrations 11
5.3 Supply of Vacant Subdivided Residential Land 12
5.4 Residential Land Servicing 13
5.5 Supply of Serviced Residential Land 16
5.6 Residential Building Permits 18
5.7 Housing Stock in the ASP Areas 24
5.8 Redistrictings 26

CHAPTER 6. CITY OWNED RESIDENTIAL LAND 27

6.1 Supply of City Owned Raw Land 27
6.2 City Owned Subdivided Residential Land 28
6.3 Servicing Program for City Owned Lots 28
6.4 City Owned Serviced Residential Land 29
6.5 Sales of City Owned Residential Lots 29

LIST OF FIGURES

PAGE

Figure 4-1 Mix of Residential Dwelling Units Approved by Building Permits in Area Structure Plan Areas, Built-Up Areas and the City as a Whole, 1983-1985. 8

Figure 4-2 Residential Dwelling Unit Construction Starts in the City of Edmonton, 1980-1985. 9

Figure 5-1 Annual Residential Land Servicing in Area Structure Plan Areas, 1981, 1983, 1986. 15

Figure 5-2 Building Permits Issued in Area Structure Plan Areas, January-December, 1986. 19

Figure 5-3 Residential Dwelling Units Approved by Building Permits, 1981-1986. 21

Figure 5-4 Residential Dwelling Units Approved by Building Permits, 1981, 1983, 1986. 22

Figure 5-5 Building Permits Issued in Area Structure Plan Areas, 1986. 23

LIST OF MAPS

Map 1 City of Edmonton Residential Area Structure Plan Areas, January 1, 1985. 2

LIST OF TABLES

		PAGE
Table 3-1	Population of the City of Edmonton by Area Structure Plan Areas and the Built-Up Area of the City, 1980-1983, 1986.	5
Table 3-2	Total Households in Edmonton, 1983-1986.	6
Table 4-1	Residential Units in the City of Edmonton to December, 1986.	7
Table 5-1	Supply of Raw Land in Area Structure Plan Area in December, 1984 to 1986.	10
Table 5-2	Annual Residential Subdivision Plan Registration Activity in Area Structure Plan Areas, 1983-1986.	11
Table 5-3	Year End Supply of Vacant Subdivided Residential Land in Area Structure Plan Areas in 1983-1986.	12
Table 5-4	Annual Residential Servicing Activity in Area Structure Plan Areas, 1983-1986.	14
Table 5-5	Year-End Supply of Vacant Serviced Residential Land in Area Structure Plan Areas in 1986.	17
Table 5-6	Residential Dwelling Units Approved by Building Permits in the City of Edmonton, 1983-1986.	20
Table 5-7	Estimated Number of Residential Dwelling Units Approved by Building Permits in Area Structure Plan Areas to December, 1986.	25
Table 6-1	City-Owned Raw Land in Area Structure Plan Areas, December, 1986.	27
Table 6-2	Supply of City-Owned Vacant, Subdivided Residential Land (Serviced and Unserviced) in Area Structure Plan Areas, 1983-1986.	28
Table 6-3	Annual Residential Servicing Activity for City-Owned Land, 1983-1986.	28
Table 6-4	Supply of City-Owned Vacant Subdivided Residential Land in Area Structure Plan Areas, 1983-1986.	29
Table 6-5	City-Owned Land Sold for Residential Development, 1983-1986.	29

EXECUTIVE SUMMARY

The Status of Residential Land report 1986 is an inventory of the vacant residential land in the Area Structure Plan (ASP) areas and a record of the annual absorption of serviced lots as measured by building permit approvals.

More detailed information on development in each ASP is available from the Planning and Building Department, Corporate Forecasting Group, at 428-3572, or the Area Structure Plan Neighbourhood Data Tables for 1986.

1. Supply of Serviced Lots

At end of 1986, there was vacant, serviced residential land with a capacity of 20,184 potential dwelling units (pdu) in the ASP areas of the city, down approximately 2% (20,656) from 1985 (Table 1).

Included in this figure is servicing of 1,285 potential dwelling units in 1986 (Table 5-4) and actual 1986 absorption of 1,759 potential dwelling units as measured by building permit approvals (Table 5-6).

Table 1
Supply of Serviced Lots
(Measured in Potential Dwelling Units)

	1985	1986
Single Family	4,351	4,048
Row Housing	4,046	4,200
Apartments	12,259	11,936
TOTAL	20,656	20,184

Mill Woods had the largest total of vacant serviced single family potential dwelling units with 38% (2,095) followed by West Jasper Place at 18% (1,004) and Riverbend at 10% (535). Mill Woods also had the largest amount of vacant serviced land for both row units at 37% (2,677) of the total and apartment units at 44% (8,202). (Table 5-3).

2. Building Permit Activity

Building permits in 1986 in ASP areas were down 11% (1,397) over the 1985 (1,572) total. Building permit approvals for single family units in ASP areas were down 11% in 1986 (1,312) compared to 1985 to a total of 1,482 units (Table 2). There were 85 row housing permit approvals in 1986, but no apartment permits for the fourth consecutive year.

Table 2
Building Permit Activity
(Measured in Potential Dwelling Units)

	1985	1986
Single Family	1,482	1,312
Row Housing	90	85
Apartments	-	-
TOTAL	1,572	1,397

West Jasper Place was the most active area in 1986, capturing 28% or 389 building permits issued. Riverbend had the second largest number of building permits issued with 24% (335) followed by Mill Woods with 12% (169), Castle Downs and Kaskitayo with 11% or 147 each and Lake District 9% (126). (Table 5-6)

3. Subdivision Registrations

Subdivision registrations in the ASP areas produced 1,293 new lots in 1986. This number is 87% higher than the 1985 total. (Table 3) Row housing made up 19% (250 pdu) of this number.

Table 3
Residential Subdivision Plan Registration
(Measured in Potential Dwelling Units)

	1985	1986
Single Family	690	1,043
Row Housing	-	250
Apartments	-	-
TOTAL	690	1,293

Riverbend had 47% (605 pdu) of all the new subdivision registrations in 1986. West Jasper Place followed with 18% (231 pdu), Lake District with 13% (162 pdu) and Castle Downs had 9% (117 pdu). All the other subdivisions had a total of 178 pdu registered. (Table 5-2)

4. Servicing Activity

Servicing in the ASP areas was up 84% (1,285 pdu) from 1985 (698 pdu) levels. In 1986, land with a development potential of 1,035 single family lots and 250 row units were serviced. (Table 4)

Table 4
Residential Land Servicing
(Measured in Potential Dwelling Units)

	1985	1986
Single Family	698	1,035
Row Housing		250
Apartments	-	-
TOTAL	698	1,285

Riverbend received 46% (597 pdu) of the servicing activity in 1986 followed by West Jasper Place with 18% (231 pdu), the Lake District with 13% (167 pdu) and the remainder divided among the other ASP areas. (Table 5-4)

5. Raw Land Supply

There were about 4,260 hectares of raw land designated for residential uses in the ASP areas (Table 5) at the end of 1986.

The total raw land decreased about 2% in 1986. This reflects the subdivision of 71 hectares of land in 1986. (Table 5-1)

Table 5
Raw Land Supply
(Measured in Hectares)

	1985	1986
ASP Areas Total	4,334	4,263

6. City Owned Land

Supply of Vacant Serviced City Owned Land

The City owned 1,402 vacant, serviced, single family lots and land with a development potential of 7,142 multi-family units in the ASP areas. Most of this land is located in The Meadows (Table 6). The lot supply declined, reflecting city land sales and changes to the City data base.

Table 6
Supply of City Owned Serviced Land
(Measured in Potential Dwelling Units)

	1985	1986
Single Family	1,547	1,402
Multi-Family	7,358	7,142
TOTAL	8,905	8,544

Servicing Program for City Owned Residential Land

The City serviced only 72 single family lots and 3 row housing lots in 1986 (Table 7).

Table 7
Servicing of City Owned Land
(Measured in Potential Dwelling Units)

	1985	1986
Single Family	8	72
Multi-Family	-	3
TOTAL	8	75

The figures reflect the City's policy not to service additional lands until its inventory is reduced.

1. SCOPE OF THE REPORT

1.1 Purpose

The Status of Residential Land report, prepared annually since 1971 by the Planning and Building Department, is an inventory of the vacant residential land in the newer suburban areas of the city (the Area Structure Plan or ASP areas, see Map 1) and a record of the annual demand for serviced lots as measured by the building permit approval totals.

NOTE: More detailed information on development in each ASP area is available from the Planning and Building Department, Corporate Forecasting Group 428-3572.

1.2 Report Organization

Lot totals are aggregated on a neighbourhood and then presented on an ASP area basis. For example, totals, for Burnewood (the neighbourhood), are calculated, but only the complete tally for Mill Woods (the ASP area) is presented in the report. Detailed information by neighbourhood is available as noted in Section 1.1.

Occasionally, reference to the "built up areas" of the city will appear. This refers to the older parts of the city and the mature suburbs developed before about 1970.

Subdivided land means that the land in question has not only received all City approvals but has been registered with the Alberta Land Titles Office. If the subdivision is not registered, for the purposes of this report it does not exist. The definition of serviced land in the report is also the strict legal definition used in the courts in Alberta. A single family lot is considered serviced when the servicing extensions are in place and a multi-family lot when the trunk passes in a street abutting the site. More definitions and data sources are provided in Chapter 2. A map showing the boundaries of the ASP areas is provided on the following page.

The supply of multi-family units is calculated by multiplying the size of the parcel in hectares by the permitted density for the districting (zoning) on the parcel. Row housing can be developed at 42 units per hectare and apartment housing at an average of about 125 units per hectare (although certain districts permit up to 325 units per hectare).

1.3 Note on Inventory

The present lot inventory can be calculated by subtracting either housing starts or building permits from the serviced lot inventory. Each method has its advantages and its drawbacks. Since a lot is effectively removed from the inventory once the building permit is issued, the Planning and Building Department uses building permits as the measure.

In rapid growth times, the advantage to this method is that the inventory is not only up-to-date but it also anticipates development; in slow growth times, there is the possibility that some building permits might be issued to builders who are unable to exercise them. This has happened in the past and minor revisions to the tables of inventory have been necessary from time-to-time. Several hundred building permits which fall into this category were issued over the past two to three years. This year (and last), the files were revised using a combination of air photo reconnaissance, site inspection and reviewing the City's assessment rolls to ascertain if a lot was actually vacant and had no current building permit outstanding.

This double checking has not been done every year because until comparatively recently, once a building permit was issued, construction could, with a high degree of certainty, have been assumed to follow immediately.

MAP 1 CITY OF EDMONTON RESIDENTIAL AREA STRUCTURE PLAN AREAS JANUARY 1, 1986

2. DATA, SOURCES AND DEFINITIONS

2.1 Data and Data Sources

Data for this report were obtained from City departments and Canada Mortgage and Housing Corporation (CMHC). City data are the products of administrative data collection procedures of municipal departments. CMHC data are produced as part of an ongoing housing research program.

Data from different sources may not be entirely comparable. Report users should be aware of this fact when using and interpreting the data. Data and data sources are listed below.

CMHC is the source of statistics on housing starts and completions.

The Office of the City Assessor is the source of statistics used to produce estimates of the number of dwelling units by type of structure in the city.

The civic census through the City Clerk's Office, is the source of statistics on population.

The Building Inspection Branch of the Planning and Building Department is the source of all statistics on building permits issued.

The Real Estate and Supply Services Department is the source of statistics on all City-owned residential land.

The Planning and Building Department is the source of data on municipal servicing and raw land. Calculations, using data from other sources, have been made by the Planning and Building Department.

2.2 Definitions

"Area structure plan areas" (ASP areas) include both designated outline plan areas and legally designated area structure plan areas in Edmonton. Some older outline plan areas that are fully or nearly fully developed (e.g., Duggan) have not been included. All outline plan and area structure plan areas included in this report are listed on Table 3-1.

"Built-up area" refers to the combined areas of Edmonton within the boundaries of the city prior to annexation on January 1, 1982, that do not fall within an area structure plan area as defined above.

"Dwelling units as measured by building permit approvals" refers to the number of dwelling units for which building permits have been issued by the Building Inspection Branch. It is stressed that issuance of a building permit does not guarantee that the permit will be acted on. A small proportion of permits issued is allowed to lapse while others are superseded by new permits.

"Potential dwelling units (pdu)" refers to the maximum possible number of dwelling units that may be developed on residential land under the terms of the Land Use Bylaw. For single family dwellings, duplex and semi-detached dwellings in RF1, RF2, RF3, RF4 and RPL land use districts, this number is the same as the number of registered lots in a plan of subdivision. For row and apartment dwellings, an estimate is taken by multiplying the gross area of a parcel of land by the maximum number of dwelling units per hectare of land permitted in the appropriate land use district. For example, land districted under the

Land Use Bylaw as RF5 has a maximum development potential of 42 dwelling units per hectare. Hence, a maximum of 84 dwelling units (2x42) may be built on a 2 hectare parcel. Normally, row housing is built on land with a land use districting of RF5 or RF6 and apartment housing is built on land with a land use districting of RA7, RA8 or RA9. It should be noted too, that many new developments contain fewer dwelling units than the maximum permitted under the Land Use Bylaw.

"Raw land" refers to land within an area structure plan area that is designated for residential development but for which there is not yet a registered plan of subdivision.

"Vacant serviced land" refers to vacant registered parcels of residential land which have or could have been released by the Planning Implementation Branch for the issuance of building permits. This means complete underground servicing to all lots and, as a minimum, gravelled access roads. Note that this definition has slightly different implications for single family and multi family sites. In the case of multi-family sites, services need only be provided in the road passing by the site.

"Vacant subdivided land" refers to vacant registered parcels of residential land. Registered land refers to land legally established within a plan of subdivision as recorded in the Alberta Land Titles Office. The figures reported include vacant serviced land, as described above, as well as vacant unserviced land.

3. POPULATION AND HOUSEHOLDS

3.1 Population Changes

Between 1983 and 1986 the City of Edmonton's population grew by 11,421 or 2%, to 571,506. Within this period, Area Structure Plan areas gained 21,861 persons while the Built-Up City areas lost 10,440 persons.

The ASP areas with the largest population increases were West Jasper Place by 6,133, Mill Woods by 5,976, the Lake District by 2,298 and Castle Downs by 2,232. The other ASP areas increased by less than 2,000 persons between 1983 and 1986, while Steele Heights lost 375 persons.

The Lake District had the largest growth rate of any area with a 54% annual increase over the 1983-1986 period. Riverbend's population increased by 22.5% between 1983 and 1986, while West Jasper Place increased by 17.7%, and Kaskitayo and Mill Woods by 10.4% and 10.2% respectively. With development starting in The Meadows ASP during 1986 the population reached 348 persons.

TABLE 3-1

Population of the City of Edmonton by Area Structure Plan Areas and the Built-Up Area of the City 1980-1983, 1986

	1980	1981	1982	1983	1986
Area Structure Plan Areas					
Castle Downs/The Palisades	18,644	22,030	25,152	27,390	29,622
Clareview/Hermitage	16,316	19,669	22,972	25,280	26,940
Kaskitayo(s. part)/Twin Brooks	11,387	14,642	16,953	17,167	18,947
Lake District/Pilot Sound	273	262	553	1,430	3,728
Mill Woods	37,618	43,999	53,013	58,670	64,646
The Meadows	-	-	-	-	348
Riverbend	6,068	6,608	7,373	8,040	9,849
Steele Heights (n. part)	5,115	5,207	9,911	9,701	9,326
West Jasper Place	24,801	27,027	31,600	34,630	40,763
Grange					
Area Structure Plan Population	119,954	139,453	167,538	182,308	204,169
Built-Up Area of City Population	385,819	381,752	383,776	377,777	367,337
City of Edmonton Total Population	505,773	521,205	551,314	560,085	571,506

SOURCE: 1980-1983, 1986 City of Edmonton Civic Census
1984 and 1985 City of Edmonton Planning and Building Department Estimates

NOTE: Kaskitayo totals given here do not include mature suburbs of Greenfield, Duggan.

3.2 Household Development

Although the stimulus may come from a number of different sources, demand in the medium (3 years) to longer term (5 years) for new housing is sustained by the formation of new households.

The total number of households in the City of Edmonton increased 6% from 1983 (212,531) to 1986 (224,438). The average household size in Edmonton decreased from 2.64 persons in 1983 to 2.55 persons in 1986.

TABLE 3-2
Total Households in Edmonton
1983 - 1985

	Total Population	Total Households	Average Household Size
1983	560,874	212,531	2.64
1986	571,506	224,438	2.55

4. RESIDENTIAL DEVELOPMENT IN THE CITY OF EDMONTON

4.1 Total Housing Stock

There were about 228,770 dwelling units in the City at end of 1986 (Table 4-1). The housing stock increased by 1% since 1985 (227,000) and 2% since the 1984 tota' (225,163).

Housing starts were 1,910 units in 1986 compared to 1,970 in 1985, down by 3% this year. Demolitions increased slightly to a total of 158 units with 124 being single family residences and 33 being apartment units.

The built-up area had 67% (154,219) of the total housing stock in 1986 compared to the ASP areas with 33% (74,551). The built-up area decreased in housing stock by 34 units in 1986 over 1985, and 71 units since 1984, while the ASP areas increased in housing number by 1,786 units since 1985, and 3,678 units since 1984.

TABLE 4-1

Residential Units in the City of Edmonton to December, 1986

	Built-Up Area	ASP Areas	City Total
1985 Starts	78	1,892	1,970
1985 Total	154,368	72,765	227,133
1985 Demolitions	115	-	115
Revised Total	154,253	72,765	227,018
1986 Starts	124	1,786	1,910
1986 Total	154,377	74,551	228,928
1986 Demolitions*	158	-	158
Revised Total	154,219	74,551	228,770

Source: Property Assessment Files

* Demolitions are assumed to be only in Built-Up area.

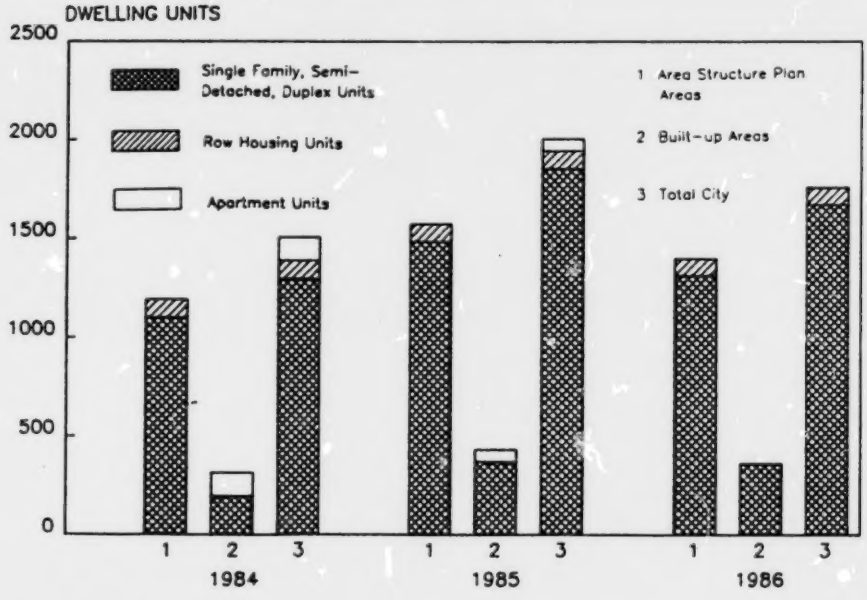
4.2 Mix of New Development

In 1986, there were 1,759 new dwelling units approved in Edmonton, down 12% from 1985 as measured by building permit approvals, (Figure 4-1). Over 95% of the approvals in 1986 were for single family dwellings compared with 92% in 1985 and 80% in 1984.

Single family approvals were down by 10% in 1986, over 1985 as measured by building permit approvals (Figure 4-1). Multi-family approvals were down 42% from 1985 as measured by building permit approvals, (Figure 4-1). This was due to only 3 apartment permits issued in 1986, while 1985 had 60 apartment building permits approved.

See also Section 5-6 and Table 5-6 for a discussion of the comparative rates of development in the ASP areas and the built up areas of the city.

FIGURE 4–1 MIX OF RESIDENTIAL DWELLING UNITS APPROVED BY BUILDING PERMITS IN AREA STRUCTURE PLAN AREAS, BUILT–UP AREAS AND THE CITY AS A WHOLE, 1984–1986

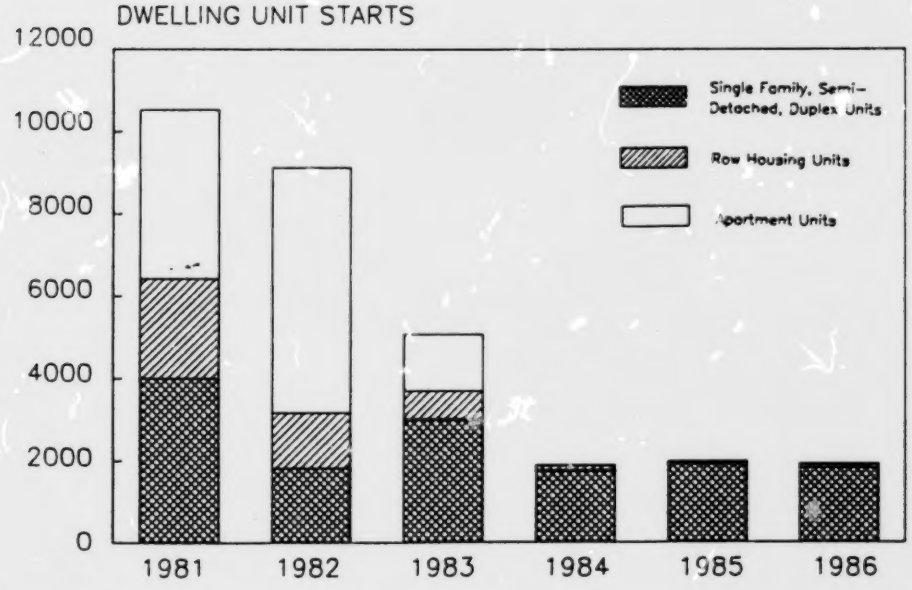


4.3 Housing Starts and Completions

There is a time lag between when a lot is removed from the serviced lot inventory and when the dwelling unit is ready for occupancy. That time lag may be a year or more. With extensions, a builder has about one year between the time he is issued a building permit and the time when construction is substantially underway. Even at that point, there may be further delays. Many multi family units sat partially completed for a year or more during 1983, 1984 and 1985 while the builder re-assessed the economic viability of the project. This means that units which are recorded as completed in 1986 may have been issued with a building permit several years ago. The time factor partially accounts for the differences (Section 4-2) between the number of building permits issued and the actual number of housing starts.

Canada Mortgage and Housing Corporation reported that there were 1,910 housing starts, and 2,083 housing completions in 1986. They also reported that there were 1,813 single family starts and 1,929 single family completions in 1986. Row housing had 90 units started in 1986, but had 41 units completed and apartments had 7 units started and 113 units completed, reflecting starts from previous years.

FIGURE 4-2 RESIDENTIAL DWELLING UNIT CONSTRUCTION STARTS IN THE CITY OF EDMONTON, 1981-1986



5. RESIDENTIAL DEVELOPMENT IN THE AREA STRUCTURE PLAN AREAS

5.1 Supply of Unsubdivided (Raw) Land In Area Structure Plan Areas

For the purposes of this report, "raw land" is defined as unsubdivided land designated residential in an approved area structure plan (ASP) area. Districting (zoning) need not be in place nor need there an approved neighbourhood structure plan. Once, however, an approved plan of subdivision is registered in that plan area, the amount of land covered by that plan of subdivision is subtracted from the raw land total for that area structure plan area. The definition also implies that these tracts be large and contiguous. Small parcels of unsubdivided land in relatively built up areas are not included in the raw land totals.

The raw land totals also include land that would be required for circulation, parks and recreation, fire and police facilities or environmental reserves. Net developable land is typically about 60% of the raw land or gross developable area (GDA) in a residential subdivision.

Raw land is located in every part of the city. In the north and north east, there are more than 2,100 hectares; in the south, more than 1,300 hectares and in the south west, about 700 hectares. Moreover, there are many undeveloped parcels of less than one or two hectares scattered in the outlying areas of the city which are not counted in this inventory.

At the present time, with almost 4,300 hectares in the inventory, (Table 5-1) there would appear to be sufficient land to satisfy almost any foreseeable demand for raw land in Edmonton for at least the remainder of this decade.

TABLE 5-1

Supply of Raw Land In Area Structure Plan Areas In December 1985 to 1986 (Hectares)

Area Structure Plan Areas	1985	1986	Subdivided In 1986
Castle Downs	1	-	1
Castle Downs Extension	345	345	-
Clareview, Hermitage, Steele Heights	145	143	2
Kaskitayo	3	3	-
Lake District	761	761	-
The Meadows	1,085	1,085	-
Mill Woods	68	68	68
The Palisades	439	439	-
Pilot Sound	550	550	-
Riverbend	429	429	-
Twin Brooks	194	194	-
West Jasper Place	227	227	-
Grange	87	87	-
ASP AREAS TOTAL	4,334	4,263	71

SOURCE: City of Edmonton Planning and Building Department

5.2 Residential Subdivision Plan Registrations

Subdivision registration activity was significantly up in 1986 (1,293 pdu) compared to 1985 (690 pdu), this activity even surpassed the residential subdivision plan registration activity for 1984 (241 pdu) and 1983 (1,073 pdu).

The Riverbend ASP had 47% (605 pdu) of all the new subdivisions registered in 1986, followed by West Jasper Place with 18% (231 pdu), Lake District with 13% (161 pdu), Castle Downs with 9% (117 pdu) and the Kaskitayo with 7% (92 pdu).

The majority of registration activity occurred in Riverbend's Bulyea Heights with 347 pdu, as well as Riverbend's Ogilvie Ridge with 250 row housing pdu registered.

West Jasper Place registration activity in five neighbourhoods with 231 pdu registered. Oleskiw was the leader with 67 pdu, followed by Dechene with 64 pdu.

Lake District had the third largest number of pdu registered for one neighbourhood with Mayliewan, (131 pdu). Castle Down's Beaumaris had 117 pdu registered this year.

The dramatic increase in subdivision registrations in 1986 (104%) could be due to the fact that some areas of the city appear to have a declining supply of lots for development.

TABLE 5-2

Annual Residential Subdivision Plan Registration Activity
In Area Structure Plan Areas 1985-1986
(Measured in Potential Dwelling Units)

	1985				1986			
	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units
Castle Downs	65	-	-	65	117	-	-	117
Castle Downs Extension	-	-	-	-	-	-	-	-
Clareview, Hermitage Steele Heights	-	-	-	-	34	-	-	34
Kaskitayo	80	-	-	80	92	-	-	92
Lake District	39	-	-	39	162	-	-	162
The Meadows	58	-	-	58	-	-	-	-
Mill Woods	-	-	-	-	52	-	-	52
The Palisades	-	-	-	-	-	-	-	-
Pilot Sound	-	-	-	-	-	-	-	-
Riverbend	276	-	-	276	355	250	-	605
Twin Brooks	-	-	-	-	-	-	-	-
West Jasper Place	172	-	-	172	231	-	-	231
Grange	-	-	-	-	-	-	-	-
ASP AREAS TOTAL	690	-	-	690	1,043	250	-	1,293

SOURCE: City of Edmonton Transportation Department

5.3 Supply of Vacant Subdivided Residential Land

Since virtually all of the vacant subdivided lots in the ASP areas are also serviced, the discussion in section 5.5, applies here, as well.

TABLE 5-3

Year End Supply of Vacant Subdivided Residential Land
in Area Structure Plan Areas in 1985 - 1986
(Measured in Potential Dwelling Units)

	1985				1986			
	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units
Castle Downs	231	206	314	751	202	206	314	722
Castle Downs Extension	-	-	-	-	-	-	-	-
Clareview, Hermitage Steele Heights	256	1,240	1,073	2,569	214	1,240	1,073	2,527
Kaskitayo	331	426	1,929	2,686	231	416	1,606	2,253
Lake District	406	84	-	490	374	84	-	458
The Meadows	153	-	-	153	129	-	-	129
Mill Woods	1,597	1,370	6,580	9,547	1,482	1,369	6,580	9,431
The Palisades	-	-	-	-	-	-	-	-
Pilot Sound	-	-	-	-	-	-	-	-
Riverbend	526	314	-	840	700	479	-	1,179
Twin Brooks	-	-	-	-	-	-	-	-
West Jasper Place	851	406	2,363	3,620	716	406	2,363	3,485
Grange	-	-	-	-	-	-	-	-
ASP AREAS TOTAL	4,351	4,046	12,259	20,656	4,048	4,200	11,936	20,184

SOURCE: City of Edmonton Planning and Building Department

5.4 Residential Land Servicing

This section discusses 1986 servicing and how this activity relates to newly registered subdivisions and also provides a six year analysis on the changing servicing activity distribution from 1981 to 1986.

1986 Servicing Activity

Total servicing activity for 1986 was 1,285 pdu, compared to 698 pdu in 1985. The 1986 activity consisted of 1035 single family lots and 250 row lots.

The largest number of lots serviced was in Riverbend with 597 pdu or 46% of the total activity. West Jasper Place had the second largest total with 231 pdu serviced or 18%, followed by Lake District with 162 pdu or 13%, Castle Downs with 117 pdu or 9%, Kaskitayo with 92 pdu or 7% and the Clareview, Hermitage and Steele Heights with 34 pdu or 3%.

Servicing and Development Activity

Table 5-4 shows that almost all servicing activity occurred in those ASP areas that had newly registered subdivisions in 1986 (Table 5-2). An analysis of the development process from registration of a subdivision to servicing and then to building permit approval shows that many subdivisions registered and serviced in 1986 also had a substantial number of building permits approved in their first year of marketing.

Examples are found in Riverbend's Bulyea Heights subdivision where a plan of subdivision was registered in 1986 and had 347 RF1 pdu serviced. During this year 85 building permits or 24% of these lots were also developed. The Lessard subdivision in West Jasper Place where 66 RF1 pdu were registered and serviced, had 17 (26%) building permits issued. Keheewin in Kaskitayo also had examples where development followed in a similar pattern. One subdivision had 73 pdu registered and serviced in 1986 and had 19 building permits approved or 26%. Finally, Oleskiw in West Jasper Place had a new subdivision registered and serviced with 67 RF1 pdu and 6 building permits issued, or 9% of the available land was developed in the first year.

These developments indicate that servicing activity is occurring in those areas of the City that have the greatest demand in today's housing market.

Servicing Distribution, 1981-1986

Following the higher levels of building permit activity in the west and southwest ASP areas, residential servicing activity has shifted in relative terms to these areas over the 1981-1986 period (Figure 5-1).

In 1981, total servicing activity was 5,586 pdu. Mill Woods experienced the largest amount of servicing activity receiving 30% or 1,691 pdu serviced of the total. The second largest total was in Riverbend with 20% (1145 pdu) and then Lake District with 19% (1,047 pdu). West Jasper Place had 13% (729 pdu) serviced and Kaskitayo 12%, (658 pdu).

By 1983, servicing levels were reduced to 907 pdu. This was six times less activity than in 1981. The 1983 activity was concentrated in West Jasper Place with 40% (359 pdu) followed by Lake District 37% (336 pdu) and Castle Downs with 23% (212 pdu).

By 1986, servicing activity increased to 1,285 pdu, an increase of 42% over the 1983 level. Land servicing activity was concentrated in Riverbend with 46% (597 pdu) of which 250 pdu were for row units, followed by West Jasper Place with 18% (231 pdu). All other servicing activity accounted for 31% (457 pdu) (Table 5-4).

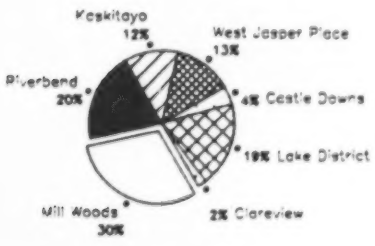
TABLE 5-4

Annual Residential Servicing Activity
In Area Structure Plan Areas 1985-1986
(Measured in Potential Dwelling Units)

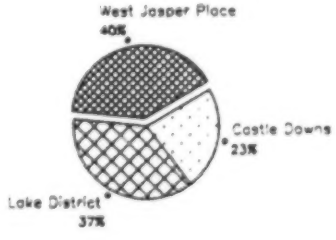
	1985				1986			
	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units
Castle Downs	65	-	-	65	117	-	-	117
Castle Downs Extension	-	-	-	-	-	-	-	-
Clareview, Hermitage Steele Heights	-	-	-	-	34	-	-	34
Kaskitayo	80	-	-	80	92	-	-	92
Lake District	39	-	-	39	162	-	-	162
The Meadows	58	-	-	58	-	-	-	-
Mill Woods	-	-	-	-	52	-	-	52
The Palisades	-	-	-	-	-	-	-	-
Pilot Sound	-	-	-	-	-	-	-	-
Riverbend	284	-	-	284	347	250	-	597
Twin Brooks	-	-	-	-	-	-	-	-
West Jasper Place	172	-	-	172	231	-	-	231
Grange	-	-	-	-	-	-	-	-
ASP AREAS TOTAL	698	-	-	698	1,035	250	-	1,285

SOURCE: City of Edmonton Transportation Department

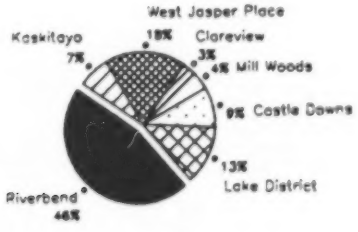
FIGURE 5–1 ANNUAL RESIDENTIAL LAND SERVICING IN IN AREA STRUCTURE PLAN AREAS, 1981, 1983,1986



1981



1983



1986

5.5 Supply of Vacant Serviced Residential Land

As of December 31, 1986 the City of Edmonton had a total of 20,184 vacant serviced residential potential dwelling units. This was a decrease of 2% in the residential lot supply from the 1985 total (20,656 pdu). The 1986 total was comprised of 11,936 potential apartment units or 59% of the total lot supply. Potential row units accounted for 21% (4,200 pdu) and potential single family units for 20% (4,048 pdu). The supply of potential apartment units decreased by 323 pdu in 1986 due to redistricting changes which occurred, otherwise there was no apartment development activity in ASP areas. This change decreased apartment units by 3%, while the supply of potential row units increased by 4%. Also due to redistrictings and 1986 development activity the supply of potential single family units decreased by 7%.

The ASP with the largest number of vacant serviced potential dwelling units was Mill Woods with 47% (9,431 pdu) of the total city supply followed by West Jasper Place with 17% (3,485 pdu), Clareview, Hermitage, Steele Heights with 13% (2,527 pdu), Kaskitayo with 11% (2,253 pdu) and Riverbend with 6% (1,779 pdu). All other ASP areas had less than 1,300 pdu each, ranging from a 4% to a .5% share (Table 5-5).

Mill Woods had the largest number of potential apartment units with 6,580 pdu or a 55% share of the apartment potential dwelling unit total. West Jasper Place had the second largest vacant total with 2,363 potential apartment units or 20% of the potential apartment unit total and Kaskitayo has 1,606 potential apartment units or 13%. All other ASP areas were considerably less in number.

Mill Woods also had the largest percentage of vacant serviced subdivided potential row units with 33% (1,369 pdu) followed by Clareview, Hermitage and Steele Heights with 29% (1,240 pdu), Riverbend had 11% (479 pdu) followed by Kaskitayo with 10% (416 pdu) and West Jasper Place also with 10% (406 pdu).

When describing the share of vacant potential serviced single family units, Mill Woods once again had the largest share with 37% (1,482 pdu) followed by West Jasper Place with 18% (716 pdu), Riverbend with 17% (700 pdu) and the Lake District with 9% (374 pdu). All other ASP areas had around 5 or 6% each of the remaining vacant serviced subdivided lots except The Meadows which had 3% (129 pdu) and the Grange which had no vacant serviced subdivided lots to date.

TABLE 5-5

Year End Supply of Vacant Serviced Residential Land
In Area Structure Plan Areas In 1986
(Measured in Potential Dwelling Units)

	1985				1986			
	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units
Castle Downs	231	206	314	751	202	206	314	722
Castle Downs Extension	-	-	-	-	-	-	-	-
Clareview, Hermitage Steele Heights	256	1,240	1,073	2,569	214	1,240	1,073	2,527
Kaskitayo	331	426*	1,929	2,686	231	416*	1,606	2,253
Lake District	406	84	-	490	374	84	-	458
The Meadows	153	-	-	153	129	-	-	129
Mill Woods	1,597	1,370	6,580	9,547	1,482	1,369	6,580	9,431
The Palisades	-	-	-	-	-	-	-	-
Pilot Sound	-	-	-	-	-	-	-	-
Riverbend	526	314	-	840	700	479	-	1,179
Twin Brooks	-	-	-	-	-	-	-	-
West Jasper Place	851	406	2,363	3,620	716	406	2,363	3,485
Grange	-	-	-	-	-	-	-	-
ASP AREAS TOTAL	4,351	4,046	12,259	20,656	4,048	4,200	11,936	20,184

SOURCE: City of Edmonton Planning and Building Department
*An increase in Apartment pdu due to redistricting changes throughout 1986.

5.6 Residential Building Permits

This section discusses 1986 building permit activity for the entire city, built-up area and the ASP areas, as well as describing a five year analysis from 1981 to 1986 on building permit distribution in ASP areas.

City-Wide Activity

Residential building permit approvals in the City of Edmonton in 1986 were down 12% (1,759 permits) overall from 1985 totals (2,003 permits). ASP areas comprise 79% (1,397 permits) of the total permits issued and the built-up area comprise 21% (362 permits). ASP areas show a decrease of 11% over 1985 and the built-up area decreased 16% from the 1985 building permits issued to this area.

Overall, single family permits comprise 95% (1,671 permits) of the total permits issued in the City. Single family permits in ASP areas make up 75% (1,312 permits) of the total permits issued to the city (1,759), and 20% (359 permits) in the built-up area. Row permits comprise 5% (85 permits) in ASP areas and nothing in the built-up area, while apartments make less than 1% (3 permits) in the built-up area and nothing in ASP areas. (Table 5-6).

ASP Building Permit Activity

In 1986, West Jasper Place captured the largest number of building permits issued to any ASP area with 29% (389 permits) of the overall single family permits issued to ASP areas in 1986, (1,312). This amount is 11% lower than the 1985 total but is 29% higher than the 1984 total, (1,100 permits). Riverbend had the second largest number of building permits issued in 1986 capturing 19% (250 single family permits), showing an increase of 5% in single family building permit activity over 1985, (238 permits).

The Meadows ASP was third for the year capturing 13% (169 single family permits), while Castle Downs was close behind capturing 11% (147 permits) and Kaskitayo also had 11% (146 permits) and Lake District had 10% (126 permits) of the total number of single family building permits issued in ASP areas in 1985.

Multi-family row units were issued only to Riverbend (85 units), This is 5% less than 1985 which had 90 permits issued.

The leading ten neighbourhoods in 1986 for single family building permit activity are listed below:

	Neighbourhood	ASP	*B.P. Issued	% of ASP B.P. Total
1.	Lymburn	W.J.P.	104	7.9%
2.	Dechene	W.J.P.	100	7.6%
3.	Bulyea Heights	Riverbend	85	6.4%
4.	Beaumaris	Castle Downs	82	6.2%
5.	Lago Lindo	Lake District	67	5.1%
6.	Aldergrove	W.J.P.	64	4.8%
7.	Ogilvie Ridge	Riverbend	54	4.1%
8.	Henderson Estate	Riverbend	53	4.0%
9.	Ramsey Heights	Riverbend	45	3.4%
10.	Westridge	W.J.P.	43	3.2%

*B.P. = Building Permits

West Jasper Place and Riverbend have each four of the ten leading neighbourhoods for building permits issued in 1986. Together W.J.P. neighbourhoods make up 80% of all building permits issued in W.J.P. while the four neighbourhoods in Riverbend make up 95% of all permits issued in Riverbend.

When West Jasper Place and the Riverbend neighbourhoods are combined, these eight areas comprise 42% of all single family building permits issued to ASP areas in 1986.

Together, the top ten neighbourhoods captured 50% of the total number of single family building permits issued to ASP areas in 1986.

Seasonal Building Permit Activity

Figure 5-2 shows the seasonal building permit activity in ASP areas. The first quarter of 1986 (413 permits) was off to a much faster start than the first quarter of 1985 (249 permits) with 164 more permits issued. As usual the summer and fall months had prosperous activity with August having the highest number of building permits issued (190 permits). Part of this number was due to 85 row units issued in Riverbend. Surprisingly, the year end total for 1986 fell short of the 1985 mark by 175 permits.

FIGURE 5–2 BUILDING PERMITS ISSUED IN AREA STRUCTURE AREAS, JANUARY–DECEMBER, 1986

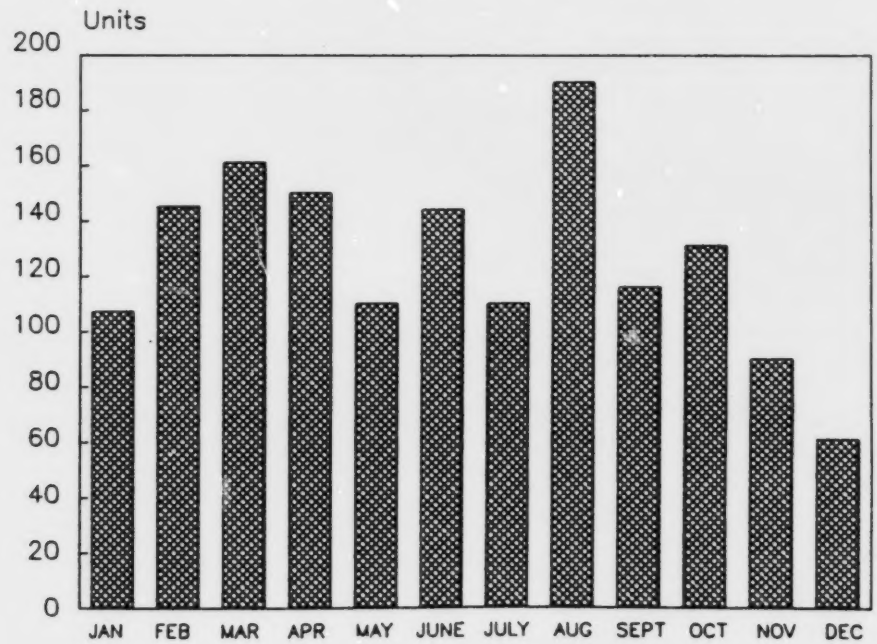


TABLE 5-6
Residential Dwelling Units Approved by Building Permits in the City of Edmonton, 1985 to 1986
(Measured in Potential Dwelling Units)

	1985				1986			
	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units
Castle Downs	148	56	-	204	147	-	-	147
Castle Downs Extension	-	-	-	-	-	-	-	-
Clareview, Hermitage Steele Heights	30	-	-	30	58	-	-	58
Kaskitayo	188	32	-	-	146	-	-	146
Lake District	198	-	-	198	126	-	-	126
The Meadows	22	-	-	22	27	-	-	27
Mill Woods	123	-	-	123	169	-	-	169
The Palisades	123	-	-	123	-	-	-	-
Pilot Sound	-	-	-	-	-	-	-	-
Riverbend	238	2	-	240	250	85	-	335
Twin Brooks	-	-	-	-	-	-	-	-
West Jasper Place	535	-	-	535	389	-	-	389
Grange	-	-	-	-	-	-	-	-
Area Structure Plan Area Total	1,482	90	-	1,572	1,312	85	-	1,397
Built-Up Area of City Total	370	1	60	431	359	-	3	362
City of Edmonton TOTAL	1,852	91	60	2,003	1,671	85	3	1,759

SOURCE: City of Edmonton Planning and Building Department

Building Permit Distribution, 1981-1986

As shown in Figure 5-3, building permit activity decreased substantially over the 1981-1986 period, with development activity shifting from Mill Woods and Clareview to West Jasper Place, Riverbend and Kaskitayo. Figure 5-4 illustrates the percentage breakdown by building permit activity for 1981, 1983 and 1985.

Of the 7,146 residential building permits issued in 1981, Mill Woods and Clareview were the leading ASP areas accounting for 37% (2,613 permits) and 20% (1,432 permits) respectively. West Jasper Place had 17% (1,217 permits) of the total permits issued, followed by Castle Downs with 10% (748 permits), while all other ASP areas had a total of 16%.

By 1983, the total number of residential building permits issued had decreased to 2,345 permits. Development started to shift away from Mill Woods and Clareview to West Jasper Place, which accounted for 37% (866 permits) of all permits issued. Mill Woods had decreased to 16% (365 permits) followed by the Lake District with 14% (327 permits), Kaskitayo with 10% (229 permits), while all other ASP areas accounted for 23% of the total permits issued.

The shift of development to the west and southwest continued in 1986 with 62% (870 permits) of all permits issued being in West Jasper Place (389 permits), Riverbend (335 permits) and Kaskitayo (146 permits). Eight of the ten leading neighbourhoods for single family building permits issued were in the west and southwest ASP areas.

FIGURE 5-3 RESIDENTIAL DWELLING UNITS APPROVED BY BUILDING PERMITS, 1981-1986

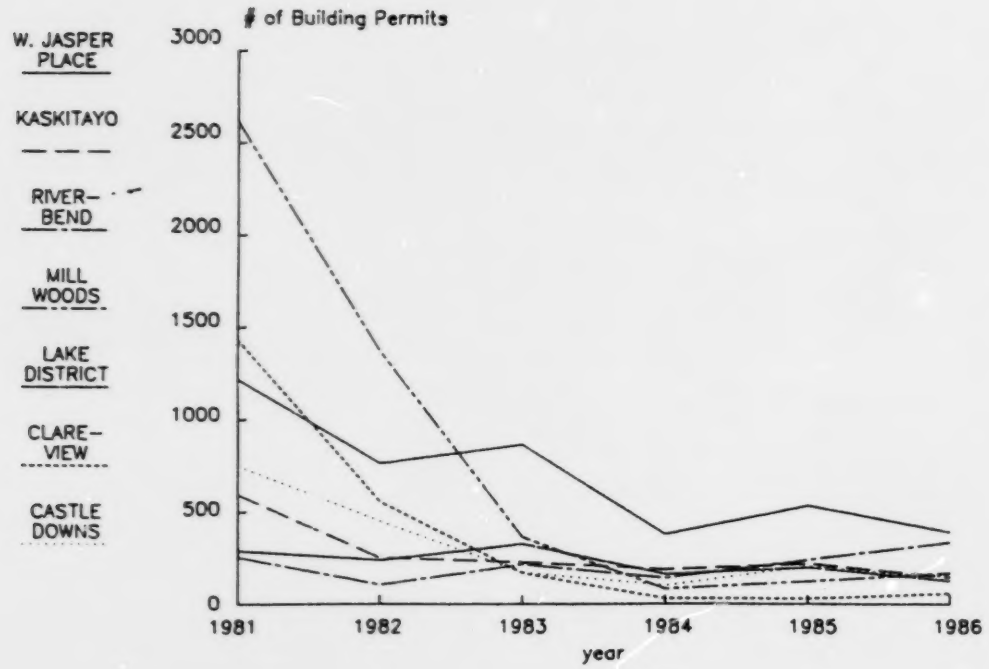


FIGURE 5–4 RESIDENTIAL DWELLING UNITS APPROVED BY BUILDING PERMITS, 1981,1983,1986

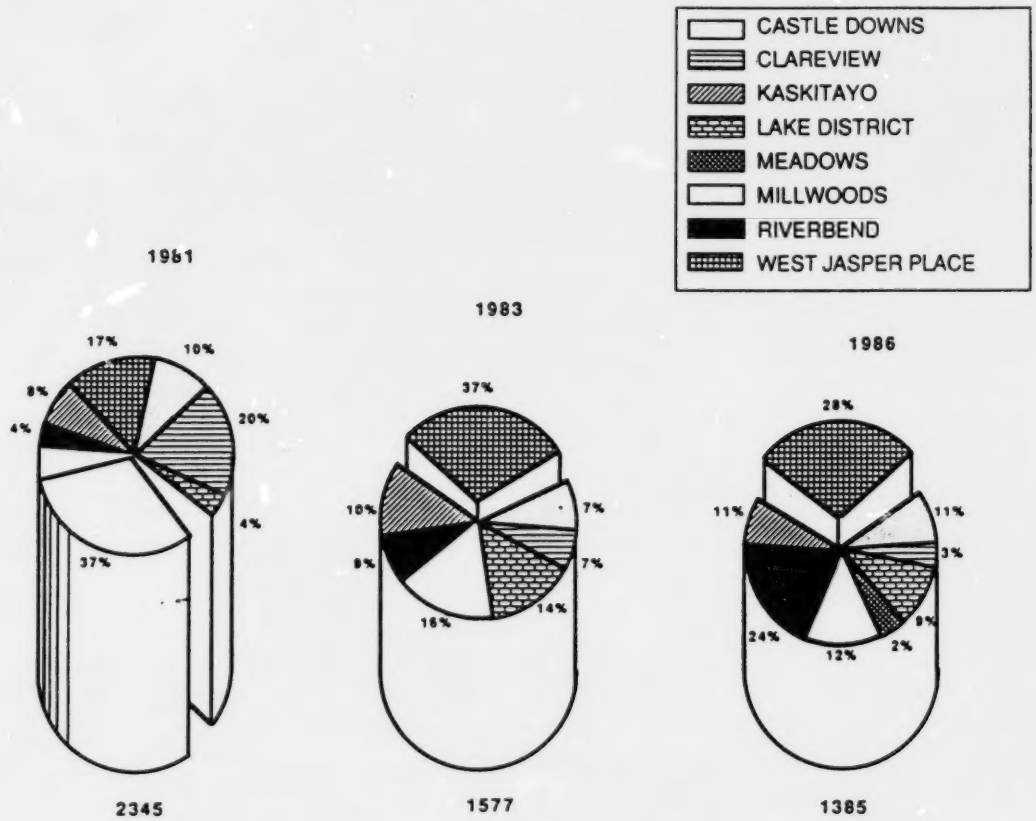
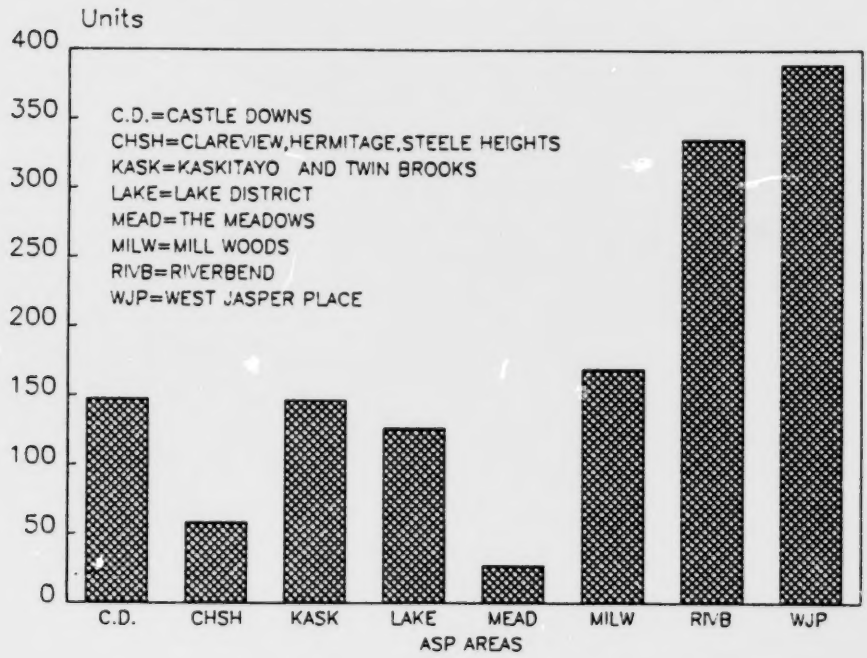


FIGURE 5–5 BUILDING PERMITS ISSUED IN AREA STRUCTURE PLAN AREAS, 1986



5.7 Building Permit Housing Stock in the Area Structure Plan Areas

Single family units accounted for 48% (37,501) of the total housing stock in the ASP areas, while row units accounted for 24% (19,079) and apartments 28% (22,313).

Overall Mill Woods had the largest share with 35% (27,286) of the present housing stock followed by West Jasper Place with 20% (15,896), Clareview, Hermitage, and Steele Heights with 14% (11,358), Castle Downs with 13% (10,162), Kaskitayo with 11% (8,811), Riverbend with 5% (3,785) and Lake District at 2% (1,510). The Meadows and the Grange have very little housing at this time.

In single family and semi-detached dwellings Mill Woods was the leader with 36% (13,370) of the housing stock. This percentage was twice as great as West Jasper Place, the second leading area with the largest total of single family stock at 18% (6,619), followed by Castle Downs with 16% (6,027), Clareview, Hermitage, and Steele Heights at 11% (4,300), Kaskitayo at 9% (2,116), Riverbend at 6% (2,390) and Lake District at 4% (1,350).

The largest amount of row housing stock was found in Mill Woods with 29% (5,463), but West Jasper Place also had significant amount with 23% (4,463) followed by Clareview, Hermitage, Steele Heights at 20% (3,864), Castle Downs with 13% (2,524), Kaskitayo at 11% (2,116), Riverbend at 3% (474) and Lake District at .8% (160).

Ranking of the ASP areas by apartments had Mill Woods as the leader with 38% of the present apartment stock, (8,453,) followed by West Jasper Place with 22% (4,799) Kaskitayo with 15% (3,335), Clareview, Hermitage, and Steele Heights with 14% (3,194), Castle Downs with 7% (1,611) and Riverbend with 4% (921). The housing stock in 1986 grew by 2% over 1985 (77,581).

TABLE 5-7

Estimated Numbers of Residential Dwelling Units Approved by Building Permits in Area Structure Plan Areas to December 1986

Area Structure Plan Areas		Single Family and Semi-Detached Units	Row Housing Units	Apartment Units	Total Units
Castle Downs	No.	6,027	2,524	1,611	10,162
	Row %	(59%)	(25%)	(16%)	(100%)
Castle Downs Extension	No.	-	-	-	-
	Row %	-	-	-	-
Clareview, Hermitage Steele Heights	No.	4,300	3,864	3,194	11,358
	Row %	(38%)	(34%)	(28%)	(100%)
Kaskitayo	No.	3,360	2,116	3,335	8,811
	Row %	(38%)	(24%)	(38%)	(100%)
Lake District	No.	1,350	160	-	1,510
	Row %	(89%)	(11%)	-	(100%)
The Meadows	No.	85	-	-	85
	Row %	(100%)	-	-	(100%)
Mill Woods	No.	13,370	5,463	8,453	27,286
	Row %	(49%)	(20%)	(31%)	(100%)
The Palisades	No.	-	-	-	-
	Row %	-	-	-	-
Pilot Sound	No.	-	-	-	-
	Row %	-	-	-	-
Riverbend	No.	2,390	474	921	3,785
	Row %	(63%)	(13%)	(24%)	(100%)
Twin Brooks	No.	-	-	-	-
	Row %	-	-	-	-
West Jasper Place	No.	6,619	4,478	4,799	15,896
	Row %	(42%)	(28%)	(30%)	(100%)
Grange	-	-	-	-	-
ASP AREAS TOTAL	No.	37,501	19,079	22,313	78,893
	Row %	(48%)	(24%)	(28%)	(100%)

Source: City of Edmonton Planning and Building Department

5.8 Redistrictings

The intensity with which residential land is developed is of immediate concern to the Corporation. Municipal services are designed to accommodate a specific number of people. Too many people and the quality of the service suffers; too few and providing the service becomes uneconomical.

There were 485 RF1 potential dwelling units created as a result of redistrictings in 1986. These changes resulted from developers wanting to increase the size of existing residential lots or the development of agricultural land into residential uses.

The largest number of potential dwelling units (382 pdu) were created when agricultural AGU land was converted to residential RF1 properties. Bulyea Heights in Riverbend had 150 RF1 pdu created from agricultural land, while Mayliewan in the Lake District had 127 RF1 pdu created. In West Jasper Place, Lessard had 64 RF1 pdu created and Willowdale had 41 RF1 pdu created.

The continuing applications for redistrictings by developers of smaller residential lots into larger residential lot sizes is shown by redistrictings in Kaskitayo's Yellowbird subdivision where 70 RPL pdu were converted into 10 RF1 pdu and 42 RF4 pdu changed to 19 RF1 pdu.

The largest number of redistricting applications in ASP areas during 1986 came from the conversion of RF5 row unit lots to RF1 single family lots. In Mill Woods, 59 RF5 pdu changed to 11 RF1 pdu in Woodvale, and in the Lake District's Lago Lindo 49 RF5 pdu were converted to 15 RF1 pdu. In total, there was a loss of 178 RF5 pdu resulting in the creation of 36 RF1 pdu.

As described above, a majority of the redistricting activity in 1986 occurred in Riverbend, Kaskitayo, West Jasper Place, the Lake District and Mill Woods. During 1986, redistricting activity was more evenly spread throughout the city than in previous years, when activity was concentrated in the West and Southwestern city sectors.

6. CITY OWNED RESIDENTIAL LAND

6.1 Supply of City Owned Raw Land

The City owns 372.3 hectares of raw land designated for residential uses (Table 6-1), up almost 1% from 1985. This small increase was due to the city bringing on land in Pilot Sound and The Meadows. The supply of raw land increased almost 5% in Pilot Sound and 15% in The Meadows. The city also sold part of a ¼ section in Riverbend and 17 hectares in West Jasper Place.

TABLE 6-1

City-Owned Raw Land In Area Strucutre Plan Areas, December, 1986

	Hectares
Steele Heights	16.4
Lake District	87.3
The Meadows	119.9
Mill Woods (Burnewood)	59.1
Pilot Sound	89.5
West Jasper Place	17.3
TOTAL City-Owned Raw Land in ASP Areas	372.3

SOURCE: City of Edmonton Real Estate and Supply Services Department

6.2 City Owned Subdivided Residential Land

Since all of the City owned subdivided residential lots are serviced, the discussion in Section 6-4 applies here as well.

TABLE 6-2

Supply of City-Owned Vacant Subdivided Residential Land (Serviced and Unserviced) in Area Structure Plan Areas 1983-1985 (measured by potential dwelling units)

	1985			1986		
	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units
Total Combined Plan Areas	1,547	7,358	8,905	1,402	7,142	8,44

SOURCE: City of Edmonton Real Estate and Supply Services Department

6.3 Servicing Program for City Owned Lots

There were only 75 single family lots serviced in 1986 of which Mill Woods had 72 lots serviced.

TABLE 6-3

Annual Residential Servicing Activity for City-Owned Land, 1985-1986 (Measured in Potential Dwelling Units)

	1985				1986			
	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units
Mill Woods	-	-	-	-	72	-	-	72
Other Plan Areas	8	-	-	8	3	-	-	3
Total Combined Plan Areas	8	-	-	8	75	-	-	75

SOURCE: City of Edmonton Real Estate and Supply Services Department

6.4 City Owned Serviced Residential Land

Through the Real Estate and Supply Services Department, the City of Edmonton owns 1,402 vacant, serviced single family lots. It also owns vacant, serviced land with a development potential of 7,142 multi family (row and apartment) units (Table 6-4). Most of these lots are in Mill Woods.

TABLE 6-4

Supply of City-Owned Vacant Subdivided Residential Land In Area Structure Plan Areas 1985-1986 (Measured in Potential Dwelling Units)

	1985			1986		
	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units
Total Combined Plan Areas	1,547	7,358	8,905	1,402	7,142	8,544

SOURCE: City of Edmonton Real Estate and Supply Services Department

6.5 Sales of City Owned Residential Lots

The City sold 209 single family lots and multi family land with a development potential of 12 dwelling units in 1986, up 61% from 1984 (Table 6-5). The single family lot sales were up 12% from last year while row unit sales were down 65% over last year.

TABLE 6-5

City-Owned Land Sold For Residential Development* 1985-1986 (Measured in Potential Dwelling Units)

	1985			1986		
	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units
Mill Woods	65	17	82	144	-	144
Other Plan Areas	122	17	139	65	12	77
Total Combined Plan Areas	187	34	221	209	12	221

SOURCE: City of Edmonton Real Estate and Supply Services Department